



Vera Playa, Almería, Spain

General Characteristics



- 18.000 m2 plot located only 400 meters away from the long beach of Vera with 5 km. of coastline. The constructed area will take up only 30% of the plot. The first phase and the majority of the common areas and pools are finished and with a management community already in place.
- Located in a residential beach area distinguished by low construction density. Surrounded by large gardens, detached villas and other low density construction urbanisations.
- Ground floor apartments enjoy two private garden areas (front and rear). First and second floor apartments have terraces of different sizes and solariums with outstanding views.
- Aerothermal renewable energy: a technology that saves up to 75% of electricity costs by using the thermal energy contained in the air for the hot water heating system.
- The urbanization has one entrance gate with video control, a doorman's office and a gym.
- Each block of the urbanization has a lift and an electronic video entry phone.
- The urbanisation has been expressly designed free of architectural barriers that could limit the disabled.

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Vera,
Andalucía
(Spain)

Designed using principles of Classic Feng Shui and Sustainable Architecture



Feng Shui is a millenary Chinese Knowledge System used for the planning of human habitats that is widely used by architects such as Norman Foster, developer companies such as Trump Enterprises or corporations such as Hotels Mandarin Oriental.

In Puerta de Oriente, the fusion of Classic Feng Shui principles with Sustainable Architecture criteria has determined among other aspects:

- The form, position and orientation of every building on the plot. The projection of shade between blocks is avoided and adequate sunlight is assured as well as adequate air flow outside and inside the buildings (It is virtually impossible to say that one building is better than the other).
- The position of main doors and the general plan of the apartments.
- The position of the main entrance, the central position of the swimming pools and the distribution of streets, plazas and circulation of persons and vehicles.
- The location and design of open-air areas with a combination of shade, garden areas, swimming pools and pathways designed specifically to enhance your lifestyle.



Bioclimatic Building



- Facades are specially prepared with acoustic and thermal insulation.
- Solar radiation and natural illumination are regulated with both fixed and movable elements:

- Fixed sunshades placed over the windows which receive most sunlight (1).
- Entry doors and windows with casement (hinged) transom permitting cross ventilation with the doors and windows closed, facilitating controlled cross ventilation and air quality (2).
- Folding shutters with adjustable louvres (slats) in windows which can be directed as desired (3).



Note: The bioclimatic mechanisms of obtaining cool air in summer and heat in winter will be complemented by the air conditioning system and digital low consuming radiators to be used if necessary on days with extreme temperatures.

High Quality Standards



The following standards provide a sensation of luxury and a healthy life :

- Height of ceilings (up to 2.95 meters), windows and doors are higher than in conventional buildings.
- Built-in wardrobes in all bedrooms. All the doors are lacquered in white (1).
- Fully furnished kitchen (with high and low furniture) equipped with electric oven and ceramic hob, extractor fan, sink, refrigerator, washing machine and dishwasher pre-intallation fittings (2).
- Bathrooms come with high quality finishings such as large mirrors, non-slip glass walled showers and sliding doors in the en-suite bathrooms (3).



3)

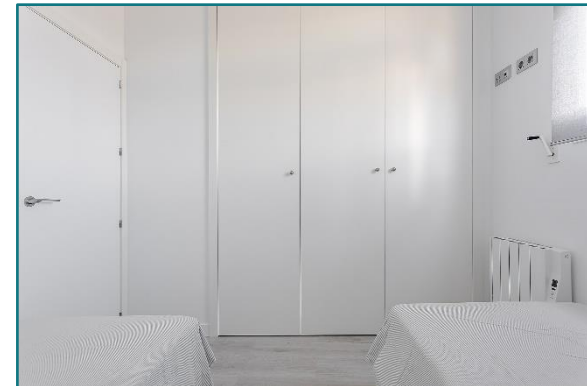
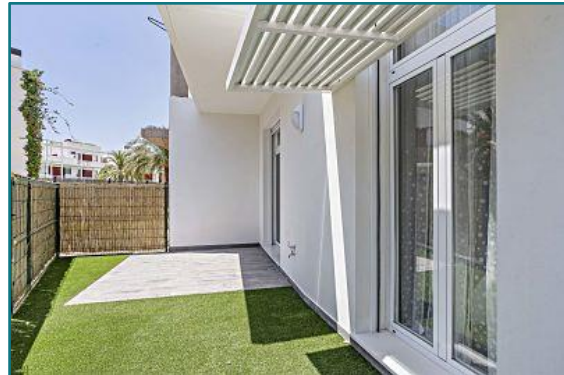
High Quality Standards



- Combined pavement in private gardens and solariums, composed by ceramic or composite slats and artificial grass (4).
- Aerothermal renewable energy system for hot water production, air conditioning and heat (5).
- Sound insulation between houses.
- Special underground structure to prevent any possibility of damp in the ground floor apartments.



Show Apartment



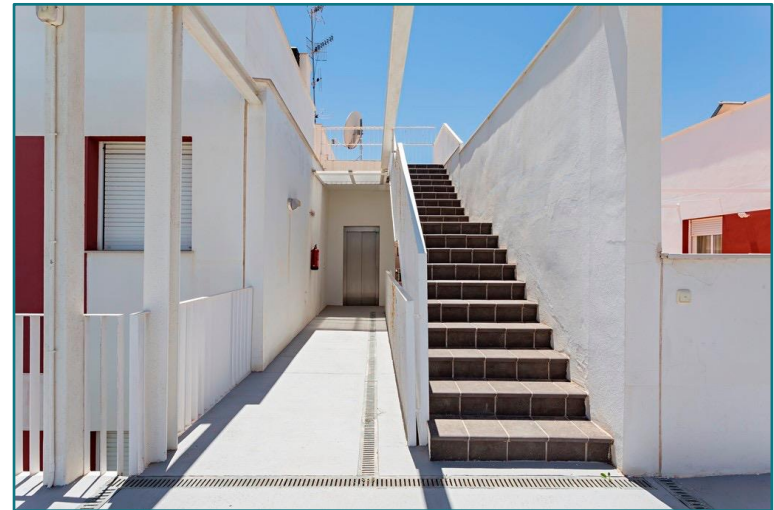
Urbanization entrance with doorman office and gym:



Entrance to each building:



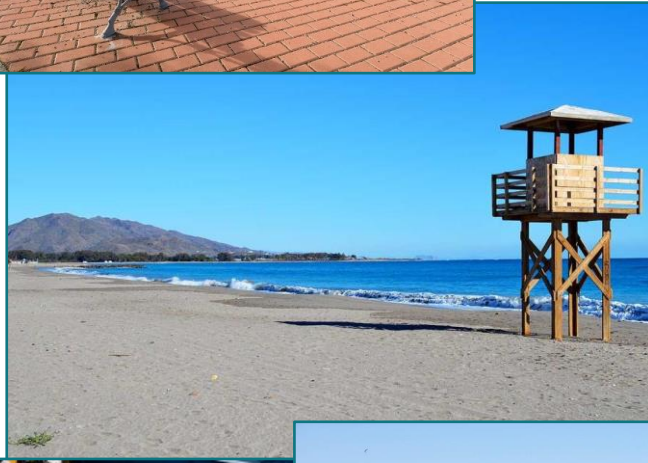
Lift on each building:



Views from penthouse apartments and buildings



An Excellent Enviroment



What the sourrandings look like ?

- ❑ 500 meters from “El Playazo” or “The Long Beach” of Vera, a 5 kilometres long 100 meters wide sand beach.
- ❑ Within 2.000 meters you will find 3 commercial centres with supermarkets, beach restaurants, four star hotels, sport centres and a water fun park.
- ❑ 2.000 meters to the bilingual private school (www.colegiovaldeserra.com).
- ❑ 5 to 10 kilometres to different golf courses: Marina Golf (Mojácar), Valle del Este (Vera), and the spectacular Desert Springs (Cuevas del Almanzora).
- ❑ Very close to other attractive beach areas or the fishing harbours of Villaricos, San Juan de Terreros, Garrucha, Mojácar, ...as well as the natural area of Cabo de Gata Natural Park.

Awarded by its architecture and design

The promoting company, Capochanes Grupo Promotor, was received in Miami from Developers & Builders Alliance (DBA)* as one of the Best Contractors of the Year "Award of Merit for Outstanding Performance and Unparalleled Leadership". This award was received during an unprecedented Community Advancement Awards convention to address global issues, and to recognize the most outstanding projects and professionals in the Real Estate Industry. Furthermore PUERTA DE ORIENTE has been awarded by the SIAL (Almeria's real estate congress) as one of the outstanding projects in the area.

Capochanes Grupo Promotor was awarded in recognition for its unparalleled leadership in PUERTA DE ORIENTE where it combined principles of Classic Feng Shui creating balanced areas which enhance healthy living, plus Sustainable Architecture that focuses on energy efficiency and saving in a natural and passive way.

* The Developers & Builders Alliance's objective is to stand as an exclusive international consortium of leaders in the development, construction and related industries with the common goal of facilitating responsible cross-continent investments, thereby effecting change in issues like unemployment, economic growth and weak markets; in succession to globalization, providing a platform for this new era of development with sustainable technologies